

Monthly Board Meeting

February 4, 2008

Board Members Present: Jim McCaughey, Robert Nero, Jack Donovan, Rita Holahan, Scott Goodinson, Fritz Benz, Glenn Warfield, Brian Manning, Jack Lancellotta

Board Members Absent: Thomas Madden, Will Lemus, Arthur Langlais,

Guests: Dwight Colvin

1. Call to Order – 7:10 PM

Noting that a quorum was present Chairman Nero called the meeting to order at 7:10 PM.

2. Acceptance of Minutes from January 2008 Meeting

Fritz Benz made a motion to accept the January 2008 minutes - seconded by Glenn Warfield – all in favor.

3. Bethany Lutheran Church Property

Chairman Nero stated land currently owned by the Bethany Lutheran Church, consisting of about 5 acres of “swampy” wetlands abutting

the Pawtuxet River adjacent to the Cullion Concrete property is currently available for ownership by the PRA. The property is a wild-life habitat and is not currently being used by the current owner. In order for the PRA to take over ownership of the property the PRA will need to agree to indemnify the current and next past owner of all environmental liabilities. A phase I site assessment has been conducted by PRA Board members - no issues were noted. Chairman Nero suggested that the PRA forego any additional environmental investigations (i.e. a Phase II investigation) and take over the property. The attorney working on this case requires indemnification of former owners (however they will declare that both the Church and the prior owner did no harm to the property) – Rita Holahan stated that ownership by these two entities goes back to 1961. Bob asked the Secretary to stay at the end of the meeting to sign the required documents. PRA lawyers are advising the PRA to not take ownership of this property without a Phase II Site Assessment. Jim McCaughey asked if any wells or septic systems are in the area – Chairman Nero stated that there are not – Scot Goodinson indicated that a force-main owned by the City of Cranston runs through the property. Fritz Benz stated that we are being asked to accept the property as is. The neighbors of the property were cited in the mid 70s and 80s for improper disposal of solid waste and were given an NOV regarding dumping on the property – construction demolition debris. They eventually conducted a clean-up and received a Letter of Consent. Jim McCaughey asked if there are any deed restrictions on the property Rita Holahan stated that there are not any deed restrictions.

Fritz Benz stated that we could not build on the property Scott Goodinson stated that the City of Cranston has an easement. Jack Lancellotta asked about insurance on the property Chairman Nero stated that we will be automatically insured upon notification by the PRA. Fritz made a motion that the PRA accept the Property as is indemnifying the current owners and PRA's attorney – the motion seconded by Scott Goodinson – vote: Fritz Benz – yes, Jack Lancelotta – yes, Glen Warfield – yes, Jim McCaughey – yes, Jack Donovan - yes, Rita Holahan – yes, Brian Manning – yes, Scott Goodinson – yes, Bob Nero – yes.

4. Annual Report

Chairman Nero stated that it cost \$2,000 to produce the annual report including the financial analysis. Jim McCaughey asked if it will cost the same amount to develop the FY2008 report – Chairman Nero indicated that it will. Jack Lancelotta indicated that there are some new IRS requirements coming up for tax exempt organizations. Scott Goodinson asked if there is anything that the PRA needs to do on an annual basis to maintain its tax exempt status Chairman Nero stated that there is. Scott Goodinson stated that we may need to file something with the Secretary of State – Chairman Nero indicated that we do not. Discussion took place regarding the PRA's responsibilities with respect to reporting back to the Cities and Towns. Chairman Nero made a motion that this issue be discussed at a future date during a special meeting – motion seconded by Fritz Benz – all in

favor.

5. Fish-Passage Meeting of January 28, 2008

A meeting held on January 28th, 2008 – was well attended about 100 people. Proposals were made regarding plans for a fish-ladder, partial dam removal and complete dam removal – the PRA consultant Malone and McBrume recommended that 1/3 of the dam be removed. Mike Sullivan from RIDEM spoke and was highly supportive of the project. Concerns were raised that by modifying the dam we may expose contaminated sediments. Chairman Nero indicated that a bigger issue is the aesthetics of the site. Chairman Nero stated that the PRA will be taking over formal ownership of the dam next week.

6. Hope Mill Project

Chairman Nero stated that the new owners of the Hope Mill are having problems with the RIDEM. The owners were at one time going to give apportion of land in the area to the PRA but now they made need this land to satisfy some RIDEM requirements.

7. Other Business

Jack Donovan asked if the sprinklers in the PRA office were active – Chairman Nero indicated that they were not. Fritz Benz stated that the Hope Mill has no fire protection.

8. Adjournment:

Motion by Fritz Benz seconded by Jack Donovan - the meeting was adjourned at approximately 9:00 PM.